

**BOROUGH OF OLD TAPPAN
PLANNING BOARD
REGULAR MEETING
WEDNESDAY, JUNE 8, 2011- 7:30 p.m.
MINUTES**

In compliance with the Open Public Meetings Law, notification of this meeting has been sent to our official newspapers and other publications circulated in the Borough of Old Tappan, and notice posted on the bulletin board at Borough Hall as well as on the (www.oldtappan.net) web site. Please note the fire exits at the entrance to the Council Chambers and at the rear of the Council Chambers.

MEETING CALLED TO ORDER:

ROLL CALL:

Present:	William Weidmann	Chairperson
	Nick Mamary	(8:00)
	Charles Maggio	
	Gary Mascolo	
	Police Chief Shine	(8:00)
	Anna Haverilla	Mayor Rep.
	David Keil	
	Karen Nilsson	Alt. #1
	Michael Alessi	Alt. #2
	Julie Katz	Alt. #3 (7:35)
	Thomas Gallagher	Alt. #4
Also Present:	Robert Regan, Esq.	Board Attorney
	Sean Moronski	Board Planner
	Thomas Skrable	Board Engineer
Absent:	Victor Cioce	Council Liaison
	Richard Sunden	

PLEDGE OF ALLEGIANCE:

OPEN TO PUBLIC: Councilwoman Haverilla, seconded by Ms. Nilsson, made a motion to open the meeting to the public. Mark Burnstein, 1 Orchard Lane, wants to discuss 242 Orangeburg Road. The plants that were agreed to in the variance have not been done. 50 trees were required and they only planted 23 trees. Mr. Regan states that this should be addressed with the building department and construction official. The building department is obligated to follow the conditions of the board. Mr. Skrable agrees that there are significantly less trees but the trees are 11ft. tall and they were put as close as they could be to survive. Mr. Burnstein stated that the applicant also doubled the size of the patio and now he has concerns of runoff. Mr. Skrable agrees that there is not variance necessitated by it. They made them install a swail and drain so that it cannot run onto their property. They want the trees to do what they expected it to do. Mr.

(OTPB – 6/8/11)

Skrable will meet with him to discuss this further. Councilwoman Haverilla, seconded by Ms. Nilsson, made a motion to close the meeting to the public.

APPLICATIONS:

Sokolich – Block 1504, Lot 9

Sokolich has been postponed to the July 13, 2011 and he is revising the plan from 12 units to 10 units. They will renotice.

Sigismondi – Block 2103 Lot 8

Mr. Sigismondi remains under oath. May 25, 2011 is the date of the newest plan which is composed of 3 pages is marked as A-3. The fence will now be a 5ft. fence. Mr. Sigismondi got a letter from Forcelotti Brothers dated May 19, 2011, the landscaper, stating that the trees will not encroach on the sidewalk. The fence will be Saratoga(white vinyl slate fence). The fence will be 16 ft from the curb. Mr. Skrable states that this board cannot approve anything in the right of way this would have to be done by the governing body. The plantings must stay out of the right of way. Mr. Keil, seconded by Councilwoman Haverilla, made a motion to open the meeting to the public. Virginia Armstrong, 22 Forest Avenue, previously sworn. Ms. Armstrong suggests a 3ft high fence instead, thinks it would look better. Ms. Tereabokia on 18 Forest Avenue, previously sworn, asks what would not require a variance. Most of his plantings that she will see are only 3ft high. She believes that he is trying to stay away from Forest Avenue. Ms. Tereabokia doesn't think a fence to keep your 7 year olds from darting in the street is a hardship. Ms. Tereabokia is not in favor of the application. Mr. Tereabokia, 18 Forest Avenue, previously sworn. He wants the same amount of trees outside the fence as on the inside of the fence. Tom Flood, 24 Walter Street, previously sworn. Mr. Flood states the fence doesn't make sense. Councilwoman Haverilla, seconded by Mr. Maggio, makes a motion to close the meeting to the public. Mr. Weidmann asks if the applicant would like the board to vote or come back with possible changes. Mr. Sigismondi stated that he went to his neighbors for feedback and did not receive any. Mr. Regan suggests having the landscape contractor attend the next hearing to answer any questions. Eleesa Sigismondi is sworn by Mr. Regan. Mrs. Sigismondi believes that the neighbors are mad that the house was turned. Mrs. Sigismondi want the board to vote. Councilwoman Haverilla asks that the Sigismondi's reconsider. Mr. Sigismondi agrees to come back. Mr. Maggio stated that it is not right that people criticize what makes people safe and secure. Mr. Maggio also stated that Mr. Sigismondi did compromise and thinks it would look better with a variety of plantings instead of a row of evergreens. The applicant will come back on July 13. Chief Shine believes the color of the fence might mitigate some issues.

Morandi – Block 1901, Lot 10

No notice was given. This will be put on the agenda for the next week.

COMMUNICATIONS: None

CONSTRUCTION OFFICIAL'S REPORT: None.

BOARD ENGINEER REPORT: Sidewalk project is nearly done. Westwood Avenue curb and drainage needs to be completed. Chestnut Rd. is being held up because a wall needs to be put up.

COUNCIL LIAISON'S REPORT: Great Memorial Day. Phase 1 for solar is complete and is waiting on Orange and Rockland.

ENVIRONMENTAL COMMISSION REPORT: None

FINANCIAL SECRETARY'S REPORT: Mr. Mascolo stated that the bills are as follows: \$500.00 from the budget and \$5,548.75 from escrow for a total of \$6,048.75. A motion was made by Mr. Maggio and seconded by Councilwoman Haverilla, to approve the bills as stated. On roll call vote, all in favor, none opposed. Motion carried.

MINUTES TO BE APPROVED: A motion to approve the minutes of April 13, 2011, was made by Councilwoman, seconded by Ms. Katz. On roll call vote, all in favor, none opposed. Motion carried.

RESOLUTIONS: Ibriham - Mr. Regan stated that a week after Mr. Regan sent a draft resolution he received a survey showing a reduction of the non conformities. Mr. Regan reviews the changes to the resolution. Suggest an addition to the resolution, to include this new survey. A motion was made by Mr. Alessi, seconded by Mr. Keil, to approve the resolution. On roll call vote the vote was as follows:

Roll call:

Ayes:	Mr. Maggio, Mr. Mascolo, Mr. Keil, Ms. Nilsson, Mr. Alessi, Ms. Katz and Mr. Weidmann
Nays:	None
Abstain:	None

OLD BUSINESS:

NEW BUSINESS: The applications for the July meeting are Sigismondi, Morandi, Sokolich and Bank of America. Certificates were given to Tom Gallagher, David Keil and Chief Shine for completing the Planning Board program.

OPEN TO PUBLIC: None.

ADJOURNMENT:

Upon motion of Ms. Katz, seconded by Councilwoman Haverilla, all in favor, the meeting was adjourned at 9:03 pm.

Respectfully submitted,

By: _____
Siobhain Auer

Recording Secretary

/sa

Date Approved _____

cc: Mayor and Council
Robert Regan, Esq.
Thomas W. Skrable, P.E.
Construction Official
Fire Official
Board of Health
Burgis Associates

**FROM THE BOROUGH CLERK'S OFFICE
SUSTAINABLE LAND USE PLEDGE RESOLUTION**

(For Councilman J. Kramer)

R E S O L U T I O N

WHEREAS, land use is an essential component of overall sustainability for a municipality; and

WHEREAS, poor land-use decisions can lead to and increase in societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

WHEREAS, well planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and

WHEREAS, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;

NOW THEREFORE, we the Borough of Old Tappan, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Old Tappan a truly sustainable community. It is our intent to include these principles in the next master plan revision and reexamination report and to update our land-use zoning, natural resource protection, and other ordinances accordingly.

- Regional Cooperation - We pledge to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.
- Transportation Choices - We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles through, when planning transportation projects and reviewing development applications. We will reevaluate our parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.
- Natural Resource Protection - We pledge to take action to protect the natural resources of the State for environmental, recreational and agricultural value, avoiding or mitigating negative impacts to these resources. Further, we pledge to complete a Natural Resources Inventory when feasible to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis, land-use and open space planning.
- Mix of Land Uses - We pledge to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most

sense for our municipality and the region, particularly in downtown and town center areas.

- Housing Options - We pledge, through the use of our zoning and revenue generating powers, to foster a diverse mix of housing types and locations, including single- and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.
- Green Design - We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.
- Municipal Facilities Siting - We pledge, to the extent feasible, to take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.

INTRODUCED BY : Councilman John Kramer

SECONDED BY : Councilman Matthew Nalbandian

ROLL CALL: Councilman Binaghi - Aye Councilwoman Haverilla - Aye
 Councilman Carnazza - Absent Councilman Kramer - Aye
 Councilman Cioce - Aye Councilman Nalbandian - Aye

APPROVED : _____
Victor M. Polce, Mayor

ATTEST : _____
Jean M. Quinn, Borough Clerk

DATED : March 7, 2011